



**Van Asselt Community Center
PAT Meeting #4
June 15, 2004
Meeting Notes**

PAT Members Present: Monika Christine Mathews; Ed Rose; Kenneth Yu; Joy Moro; Mark Manuel, Rebecca Sandel, Jenny Chung. **Guests present:** Jorge Barrero, project architect; Shirley McGibbon and Jennie McCain (park neighbors on Frontenac Street).

Staff Present: Cheryl Fraser, Parks Southeast Sector Manager; Dan Johnson, Parks Project Manager; Clint Hooper, Community Center Coordinator; Ryan Nakanishi, Assistant Community Center Coordinator; Karen Lynch, Parks Public Relations Specialist

6:05 p.m. Introductions and Dan's welcome. He reviewed the agenda. The main goal of this meeting was to update the group about additional funding potential, and to review the results of the survey, as well as discuss preliminary sketches of design options for the building. Dan reminded the PAT, this building will be constructed using LEED (green) building standards.

6:15 p.m. So that neighborhood concerns -- which Dan and Karen have received letters about -- are fully addressed, Dan introduced those first. He acknowledged the requests made by Ms. McGibbons, which have also been expressed by Jenny Chung, about noise and after-hours behavior and loud music related to the basketball courts. (Although the park closes at 11:30 p.m., court-users are often there as late as 2 a.m. with car headlights and music on.)

6:30 p.m. Dan went through the survey results, using a handout (*see attachment*) summarizing choices and comments from the 14 surveys completed. Dan used High Point Community Center (HPCC), which the group toured at the last PAT meeting, for comparison.

- Example: in some cases at HPCC, during construction and finishing, it was found that certain elements didn't work in the planned areas; e.g. the snack machine area didn't really "work" in the proposed location and was moved to the other side of the lobby.
- This example applies to the way *all* room space will be used at Van Asselt in the new building. The PAT will need to be flexible during the planning stage, in order to use the final space as appropriate. There are a lot of decisions yet to make about space.

Some of the 14 survey respondents voted for a gym expansion. Dan reiterated that this project's total budget is \$3.9 million; expanding the gym would be cost-prohibitive. He noted that at Southwest CC in West Seattle, construction will be about to start on a new gym, which will use most of its \$2.9 million total project budget. However, Jorge has been asked to look at options

for expanding the spectator space in the existing gym. This brought up comments about adding parking spaces, which may be required if the spectator space in the gym becomes larger.

- Restrooms: Building Department permits will specify whether new/additional restrooms are required on the main floor of the expanded building. The current idea is to add them for convenience to the meeting rooms.
- Programming: Dan reviewed the list of most-popular options based on survey results. Again, there is a need to have flexible space to accommodate programming.
- Survey comments: Dan agreed with a comment about budget constraints, regarding New Holly as a programming 'backup'. Once we know how construction is going, from a budget standpoint, we can discuss this further.
- A comment was made advocating a multipurpose room for low-cost rental and use for religious/cultural needs; Dan agreed this is exactly what multi-purpose rooms are for.

6:50 p.m. Jorge Barrero presented three preliminary options for the space, and the site.

Options A, B, and C were all based on the square footage requirements in the design plan, (a 6,000 sq. foot expansion). Jorge also showed us a diagram of the existing space. He reminded the PAT that the current building which houses the office and meeting room would need to be demolished for these options.

Option A: Summarized, included a potential for moving the basketball courts, and increase parking (by 5-10 spaces). It provides "sightlines" so CC staff can see activity outdoors and people moving around the site, from all angles. There was discussion about adjusting the main entry point into the park itself. Following a lengthy discussion, this option appeared to be the least popular for several reasons.

Option B: Summarized, the basketball courts would stay in the same place, parking would expand differently (the amount of expansion requirements for parking are not yet definite), and the main (new) building would expand in an east/west direction. Option B also maintains the current greenspace – Option A did not.

Option C: Summarized, there were two (high school size) courts -- the same size as they are now – relocated in two different spots. This can present operational issues, however, mostly related to being able to see both courts. Mark Manuel suggested there could also be an "ethnic divide" with two separated courts. Everyone agreed this would have negative consequences.

- Cheryl Fraser asked if the two courts could be side-by-side, but can the current play area be relocated and the courts would move to the south side of the building. This option was favored by Jenny Chung, Ms. McGibbon and Ms. McCain.

- The group agreed the basketball courts should not be located near the play area or wading pool, due to behavioral and language problems with the two age groups. The wading pool and playground must remain near each other (safety issues, and convenience for the parents).

Dan said there will be another, later discussion about the basketball courts. Jorge confirmed that the approved project design plan does *not* include relocating anything external to the building. Dan asked Clint and Ryan to present news about a possible Sonics grant.

7:15 p.m. Ryan related a recent meeting between himself, Clint, and Cheryl and Kevin Parker, community outreach for the Seattle Supersonics; Kevin is aware of the noise and behavior issues associated with the VAC courts and will help the group apply for a grant. Cheryl, Clint and Ryan felt obtaining this funding, which would make it possible to rebuild the courts and to relocate them, is likely. Kevin estimated cost of new courts, and didn't give any preference for location. About \$80-100 is needed, including a cost to correct drainage.

Dan reminded the PAT that Levy funding does not include money to rebuild or relocate courts, so he's hopeful the Sonics will approve this grant request. The Sonics promote a positive basketball experience, and are focusing on the central/south area of Seattle: good news. Dan reiterated that a locking fence is needed, regardless of their location. He invited the PAT and guests to an upcoming dedication at Green Lake Community Center (**today, Monday 6/21 at 3 p.m.**) to see its new Sonics-funded basketball court.

Cheryl said that if the community wants to join forces and work to obtain matching funds from a neighborhood grant, (NMF) it may be possible to move the playground area. The PAT will invite Pam Kliment of Parks to the next meeting, to help with ideas and information for doing this. Jorge would have to set a deadline for a yes/no answer about an NMF, so he can include it in the plans. (It is expensive to add changes after a construction contract has been awarded.)

A short discussion ensued about the possibility of not receiving funds (from the Sonics), and leaving the courts "as is". In that case, things to consider to help with behavioral complaints:

- Fenced courts, locking them, adding gates and locking the parking lot at closing time.

Jorge will develop a design option for this scenario.

8:05 p.m. Dan thanked Ed for volunteering his architectural expertise for this project. Jorge will continue to take all comments into consideration. Jorge will submit a schematic plan to the Building Department the week of July 14. This determines certain factors, i.e. parking requirements. Outside the parking lot, Parks has no jurisdiction over speeding or driving habits; this is the domain of SDOT, and possibly the SPD.

Keep in mind: ALL city departments will see the plans for expansion and review, for sign-off.

Dan noted that the PAT has to get back to discussing the design of the building itself, at the next meeting – which includes the public – or at the following PAT meeting, to stay on schedule. He commented that no matter where the courts are, related to the neighborhood and the play area, there will be noise overheard and interaction... the definition of “community”.

Dan called for a vote on the three plan options (A, B, C) as well as another possible option that assumes the Sonics will make side-by-side court relocation possible. There was no formal vote; many seemed to agree with Ed’s comment that Option C with a few changes (which would add cost!) might work well by providing an open view, extra parking and maintaining green space.

Ryan passed out his business card, and offered to help and support if a community group is formed to seek funding for moving the play area, and improving it.

8:05 p.m.

The group finished up with a walk around the property. Preliminary Options B, and C emerged as the two favorite options.

8:20 p.m. Adjourned

These minutes will be posted on the project’s web page:

http://www.cityofseattle.net/parks/Centers/current/Van_Asselt_Community_Center.htm

Next PAT Meeting –and- Initial Public Meeting:

Tuesday, July 20

6:00- 8:00 p.m.

Van Asselt Community Center

(PAT meeting #5)